



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, JULY 19, 2021, 6:00 PM**

**I. CALL TO ORDER**

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called, and a quorum was declared to be present.

**IV. CONSENT**

**1. Consideration of the minutes of the regular meeting of June 21, 2021.**

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones to approve Consent Agenda.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

**V. PUBLIC HEARINGS**

**1. Public Hearing - Preliminary Plat – Lancaster Place Phase 1**

Public hearing to accept public comment on a request for approval of a preliminary plat of Lancaster Place, Phase 1, a subdivision of approximately 27.09 acres, more or less, with 95 lots, located on the corner of South 273<sup>rd</sup> East Avenue and East 111<sup>th</sup> Street South in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report. Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

2. Public Hearing – Preliminary Plat Way Maker Acres

Public hearing to accept public comment on a request for approval of a preliminary plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot located on East 111<sup>th</sup> Street South and East of South 273<sup>rd</sup> East Avenue in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report. Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CLS 21-02 Minor Subdivision

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Manager of a Minor Subdivision, Case No. CLS 21-02, on property located at 14355 South 273<sup>rd</sup> East Avenue in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report. He noted that the applicants were present for the meeting and their application has met all City requirements. He reported that Staff recommended approval of the Minor Subdivision.

There were no questions from the Commissioners. Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to send a recommendation of approval of CLS 21-02 to the City Manager.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. Preliminary Plat – Lancaster Place Phase 1

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Lancaster Place, Phase 1, a subdivision of approximately 27.09 acres, more or less, with 95 lots, located on the corner of South 273<sup>rd</sup> East Avenue and East 111<sup>th</sup> Street South in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

The applicant's representative, Development Manager for Glenwood Homes, Mr. Larry Pennington, was present for the meeting and came forward to field questions from the Commissioners. Commissioner Carter Mathews asked if the name change and the addition of two more lots were the only changes from the previous plat. Mr. Pennington confirmed that those were the only changes.

Motion was made by Commissioner Carter Mathews to approve the Preliminary Plat for Lancaster Place, Phase 1. That motion was seconded by Commissioner Kathy Sloat-Ahlstrom.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Not present

Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

3. Preliminary Plat – Way Maker Acres

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot, located on East 111<sup>th</sup> Street South and East of South 273<sup>rd</sup> East Avenue in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

A representative for the applicant, Mr. Michael Posey, was present for this meeting. City Planner, Tom E. Young Jr., explained that a problem was discovered with the lot split on this piece of property that took place before it was annexed into the Coweta city limits. The easiest solution to that problem is the platting process.

Commissioner Melanie Lander asked if this was a subdivision with only one lot. Mr. Young answered yes, this subdivision has only one lot and one block of which the applicant is the sole owner. Mr. Young also noted that he had not received any comments from the Technical Advisory Committee or the City Engineer, and Staff recommends approval of this preliminary plat.

A motion was made by Commissioner Carter Mathews to approve the Way Maker Acres Preliminary Plat with the condition that the developer meets the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

4. Final Plat – Way Maker Acres

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council for the Final Plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot, located on East 111<sup>th</sup> Street South and East of South 273<sup>rd</sup> East Avenue in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

A motion was made by Commissioner Carter Mathews to send a recommendation of approval for the Way Maker Acres Final Plat to the Coweta City Council with the condition that the developer meets the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Kathy Sloat-Ahlstrom.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VII. NEW BUSINESS

# VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:16 p.m.

Approved:

Melanie Lander  
Chairman

9-20-21  
Date

[Signature]  
Secretary